

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, June 5, 2003

7:00 p.m. - Council Chambers, City Hall

AGENDA


- I Roll Call
- II Public Hearing
 - 1. Heller Signs/Zoning Amendment - Section 1411.D of the Sign Ordinance
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (5/1/03)
- V New Business
 - 1. Heller Signs/Zoning Amendment - Section 1411.D of the Sign Ordinance
 - 2. Kenneth Nowak/St. Joseph Church - Parcel Split & Combination Request
 - 3. Harbor Village, Lakeview Condominiums - Site Plan Review
 - 4. Top Notch Auto, LLC, 145 Harrison Street - Open Air Use
 - 5. Brian Seiferlein, 146 Cleveland Street - Site Plan Review
 - 6.
- VI Unfinished Business
 - 1.
- VII Other Communications
 - 1.
- VIII Work/Study Session
 - 1.
- IX. Adjournment

Speaking at Meetings:

Unless waived by the Commission for a specific meeting, any public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be appointed who may request that the Chairman approve more than the normal five (5) minutes. If necessary, a maximum of five (5) minutes will be allowed for the group to caucus to choose their spokesperson and develop their comments.

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Blakeslee 
Secretary, Community Development

DATE: May 30, 2003

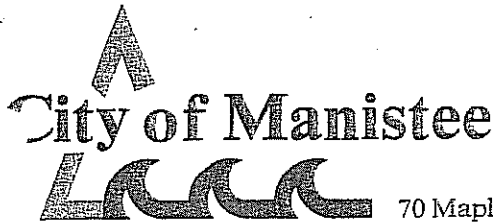
RE: Planning Commission Meeting June 5, 2003

The Planning Commission Meeting will be at 7:00 p.m. on Thursday, June 5, 2003. We have the following requests on the agenda:

1. Heller Signs/Zoning Amendment - Section 1411.D of the Sign Ordinance. A Public Hearing has been scheduled to allow public input regarding a proposed to the Sign Ordinance. The proposed change would change Section 1411.D to read:
 - D. Signs which include flashing or ~~moving~~ chasing lights. and ~~Animated Signs.~~
2. Kenneth Nowak/St. Joseph Catholic Church - Parcel Split and Combination. Kenneth Nowak resides at 242 Sixth Street parcel code #51-51-664-704-05 and would like to purchase property from St. Joseph Catholic Church (approximately 49.89' x 100.05') part of parcel code #51-51-664-704-03. Mr. Nowak has had a survey prepared that shows the proposed split and combination request. Review of the request shows that all of the requirements of the Zoning Ordinance have been met.
3. Harbor Village, Lakeview Condominiums - Site Plan Review. We have received a request for a Site Plan Review from Harbor Village for the Lakeview Condominiums #7 thru #11. This request shows minor changes to the original footprints and changes to the elevations. Staff Review of the proposed changes shows that all of the requirements of the Zoning Ordinance have been met.
4. Top Notch Auto LLC., 145 Harrison Street. Top Notch Auto has been selling vehicles from the former Top Notch Marathon Station. Staff has noticed that they have expanded their operations to the vacant lot to the south. This expansion falls under the "open air use" in the C-1 Commercial District that requires approval from the Planning Commission.
5. Brian Seiferlein, 146 Cleveland Street - Site Plan Review. The Planning Commission approved a lot split and combination for Mr. Seiferlein (B.N.C. Corp) in August 2002. The

Zoning Board of Appeals approved a variance to allow an increase in the driveway width regulation for a entrance/exit from 35 feet to 40 feet for a three lane driveway to U.S. 31 in September 2002. No record of Site Plan Approval could be found in the file so this request is now coming before the Planning Commission. The plans do not show any elevations of the proposed building or a signage plan. Approval could be granted contingent upon the building meeting the height requirements and submission of a signage plan and approval by the Zoning Administrator.

If you are unable to attend the meeting please call the office (723-2558). See you at the meeting!



70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

Planning Commission

231.723-2558
FAX 231.723-1546

Petition for Zoning Amendment

TOM WARMAN - HELLER SIGNS
Applicant

6645 ORCHARD HWY
Address

MANISTEE MI 49660
City, State, Zip Code

Phone Numbers (Work) 231 - 325 - 3100 EXT 229

(Home) 231 - 889 - 5459

FOR OFFICE USE ONLY:

Case number _____

Date Received _____

Fee Received 4/29/03

Receipt Number 2895

Hearing Date _____

FEE \$250.00

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article 14 Section 1411D to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) CHANGE TO READ:
"SIGNS WHICH INCLUDE FLASHING OR CHASING LIGHTS."
DELETING: " AND ANIMATED SIGNS."

B. Re-zone from _____ to _____ the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) _____

N/A

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: _____

Decision: ☐ approved ☐ denied

II. PROPERTY INFORMATION:

A. Legal Description of Property affected: N/A

Tax Roll Parcel Code Number: 51-51-_____

Address of Property: _____

B. List all deed restrictions - cite Liber & Page where found and attach: N/A

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. N/A

D. This area is ☐ un-platted, ☐ platted, ☐ will be platted.
If platted, name of plat N/A

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

F. Present use of the property is: N/A

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Amendment request at this time CHANGING MESSAGES VIA SCROLLING OR OTHER TYPES OF ELECTRONIC MESSAGING SYSTEMS DOES NOT POSE ANY ADDITIONAL TRAFFIC DANGER. MOST USES SUCH DEVICES AROUND CONSTRUCTION SITES, ALLOWS THE USE OF SUCH DEVICES ALONG HIGHWAYS AND UTILIZES A RATHER SOPHISTICATED SYSTEM AT THE 'S' CURVE IN GRAND RAPIDS.
(SEE ATTACHED)

B. If the Amendment is a propose re-zoning, please answer the following questions.

1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee? ☐ yes ☐ no and Manistee County? ☐ yes ☐ no

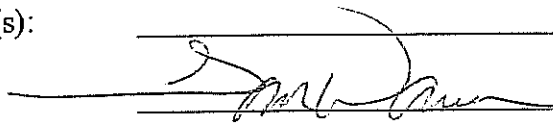
2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

IV. AFFIDAVIT

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):



Dated 4-29-03

☐ By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION: (cont'd)

- A. State specifically the reason for this Amendment request at this time Also,
LOCALLY SUCH SYSTEMS HAVE BEEN IN USE FOR SOME
TIME AND HAVE CAUSED NO TRAFFIC ISSUES, NOR DO THEY
DETRACT FROM THE ESTHETIC QUALITY OR VALUE OF
NEIGHBORING PROPERTIES. WEST SHORE BANK IS ONE EXAMPLE.
HOUSE OF FLAVORS, IN MANISTEE AND LOCATED AT A BUSY
INTERSECTION UTILIZES AN ELECTRONIC MESSAGING DEVICE
WITH NO DETRIMENTAL EFFECT ON TRAFFIC.

Ordinance 03 - 06
AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,
TO AMEND THE MANISTEE CITY ZONING ORDINANCE
ARTICLE 14: SIGNS
SECTION 1411.D SIGNS PROHIBITED UNDER THIS ORDINANCE

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 14: Signs, Section 1411.D Signs Prohibited Under this Ordinance amended as follows:

1411. Signs Prohibited Under this Ordinance

All *Signs* not expressly permitted under this Ordinance or exempt from regulation in accordance with the previous *section* are prohibited. Such *Signs* include, but are not limited to:

- A. *Beacons*;
 - B. Strings of light not permanently mounted to a rigid background, except those exempt under the previous *section*;
 - C. Signs which have words "Stop", "Go Slow", "Caution", "Danger", "Warning", or similar words used in traffic control and which because of size, location, context, coloring or manner of illumination can be confused with traffic control *Signs*; *Signs* which hide from view any traffic control *Sign* or signal; *Signs* which obstruct a drivers vision. The Police Chief of the *City* of Manistee shall determine the acceptability of such *Signs*.
 - D. *Signs* which include flashing or moving ~~chasing~~ lights. and ~~Animated Signs~~.
 - E. Except such *Signs* as may be specifically approved by the *City Council*.
2. CONFLICTING ORDINANCES: All other ordinances and parts of ordinances, or amendments hereto, of the Manistee City in conflict with the provision of this ordinance are hereby repealed.
 3. EFFECTIVE DATE: This Ordinance shall take effect on _____ upon publication in the Manistee News Advocate.

Richard Mack, Mayor

Dated

ATTEST:

Michelle Wright, City Clerk

Date

Request to Split a Parcel

Name and Address of Applicant: KENNETH E. NOWAK
242 16th ST
MANISTEE, MI. 49660

Signature Kenneth Nowak

Phone Numbers: Home 723-9874 Work N/A

Name and Address of other parties who have an interest: _____
ST. JOSEPH CATHOLIC CHURCH, MANISTEE

Signature Rev. William J. Zupke

Phone Numbers: Home 231-723-2619 Work 231-723-2619

Parcel Identification Numbers for all parcels involved: 51-51-664-704-03 - church
51-51-664-704-05 - nowak

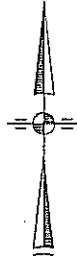
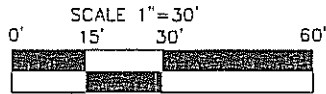
Reason for request: INCREASE SIZE OF PRESENT PROPERTY.

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # _____

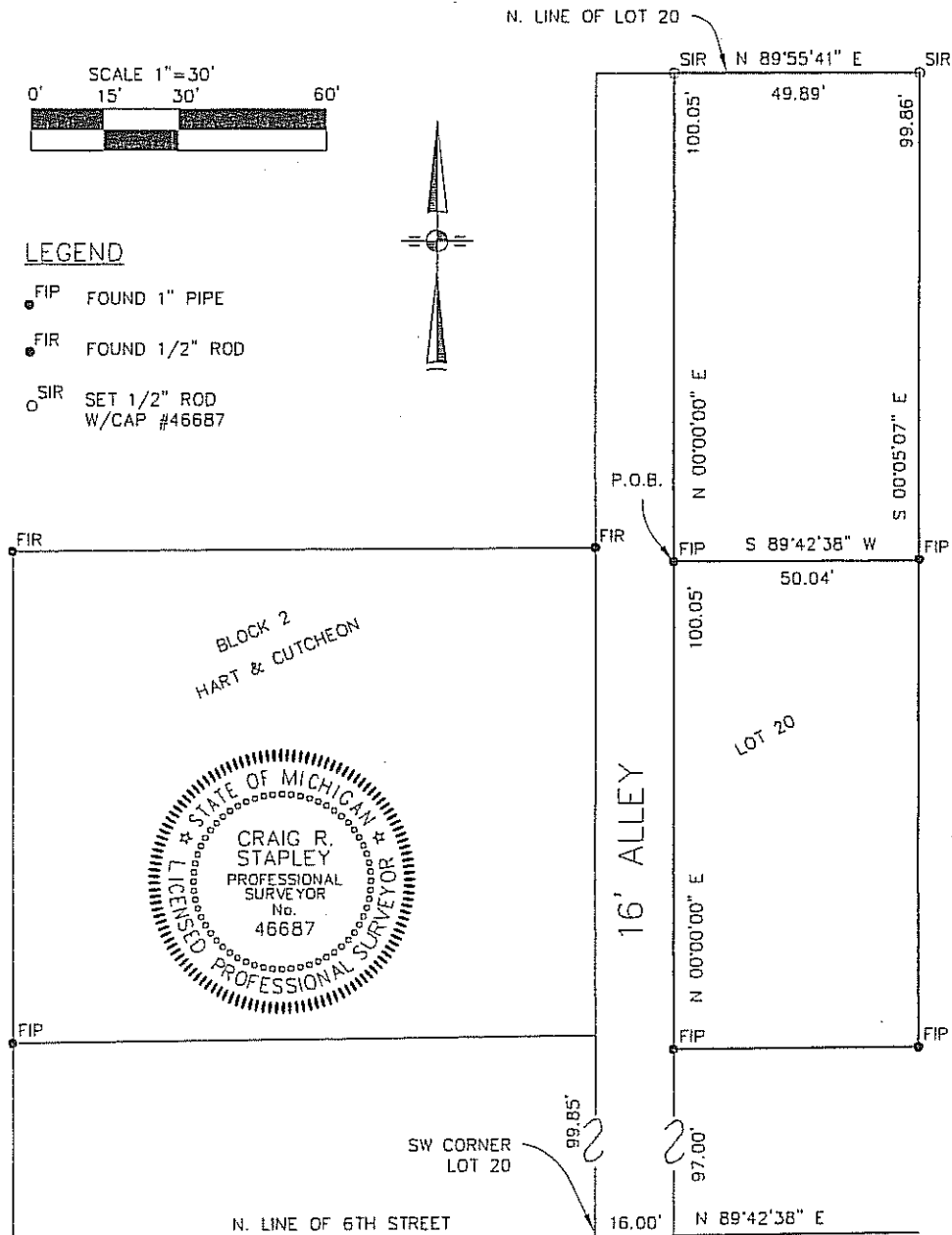
CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:
SEE PAGE 2 FOR LEGAL DESCRIPTIONS.



LEGEND

- FIP FOUND 1" PIPE
- FIR FOUND 1/2" ROD
- SIR SET 1/2" ROD W/CAP #46687



Craig R. Stapley
CRAIG R. STAPLEY
LICENSED PROFESSIONAL SURVEYOR No. 46687
ABONMARCHÉ CONSULTANTS, INC.

6TH STREET (66' R.O.W.)

DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970,
AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

KENNETH
NOWAK



ABONMARCHÉ CONSULTANTS, INC.

361 First Street
Monistee, Michigan 49660
231-723-1198
FAX: 231-723-1194

95 West Main Street
Benton Harbor, Michigan 49022
616-927-2295
FAX: 616-927-4639

ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS

DATE: APRIL 28, 2003

DRAWN BY: CRS

SCALE: 1"=30'

SEC. 12 T. 21N R. 17W

CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

PROPOSED SPLIT

A PARCEL OF LAND IN THE CITY OF MANISTEE, COUNTY OF MANISTEE, STATE OF MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 20, WILLIAM MAGILLS ADDITION TO THE CITY OF MANISTEE; THENCE NORTH 89°29'40" EAST, ALONG THE NORTH LINE OF SIXTH STREET 16.00 FEET TO THE EAST LINE OF A 16 FOOT ALLEY; THENCE NORTH 00°00'00" EAST, ALONG SAID EAST LINE 197.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, ALONG SAID EAST LINE 100.05 FEET, TO THE NORTH LINE OF LOT 20; THENCE NORTH 89°55'41" EAST, ALONG SAID NORTH LINE 49.89 FEET; THENCE SOUTH 00°05'07" EAST 99.86 FEET; THENCE SOUTH 89°42'38" WEST 50.04 FEET TO THE POINT OF BEGINNING.

EXISTING PARCEL # 51-51-664-704-03

LOT 20 & 21 WILLIAM MAGILLS ADDITION THE THE CITY OF MANISTEE, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF LOT 20, EAST 66 FEET, NORTH 197 FEET, WEST 50 FEET, NORTH TO THE NORTH LINE OF LOT 20, WEST 16 FEET, SOUTH TO THE POINT OF BEGINNING.

EXISTING PARCEL SHOWING NEW EXCEPTION

LOT 20 & 21 WILLIAM MAGILLS ADDITION THE THE CITY OF MANISTEE, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF LOT 20, EAST 66 FEET, NORTH 197 FEET, WEST 50 FEET, NORTH TO THE NORTH LINE OF LOT 20, WEST 16 FEET, SOUTH TO THE POINT OF BEGINNING.

EXCEPT,

A PARCEL OF LAND IN THE CITY OF MANISTEE, COUNTY OF MANISTEE, STATE OF MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 20, WILLIAM MAGILLS ADDITION TO THE CITY OF MANISTEE; THENCE NORTH 89°29'40" EAST, ALONG THE NORTH LINE OF SIXTH STREET 16.00 FEET TO THE EAST LINE OF A 16 FOOT ALLEY; THENCE NORTH 00°00'00" EAST, ALONG SAID EAST LINE 197.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, ALONG SAID EAST LINE 100.05 FEET, TO THE NORTH LINE OF LOT 20; THENCE NORTH 89°55'41" EAST, ALONG SAID NORTH LINE 49.89 FEET; THENCE SOUTH 00°05'07" EAST 99.86 FEET; THENCE SOUTH 89°42'38" WEST 50.04 FEET TO THE POINT OF BEGINNING.



Craig R. Stapley
CRAIG R. STAPLEY
LICENSED PROFESSIONAL SURVEYOR No. 46687
ABONMARCHE CONSULTANTS, INC.

4/28/03
DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

KENNETH
NOWAK



ABONMARCHE CONSULTANTS, INC.

351 First Street
Manistee, Michigan 49660
231-723-1198
FAX: 231-723-1194

95 West Main Street
Benton Harbor, Michigan 49022
616-927-2295
FAX: 616-927-4639

ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS

DATE: APRIL 28, 2003

DRAWN BY: CRS

SCALE: 1"=30'

SEC. 12 T. 21N R. 17W

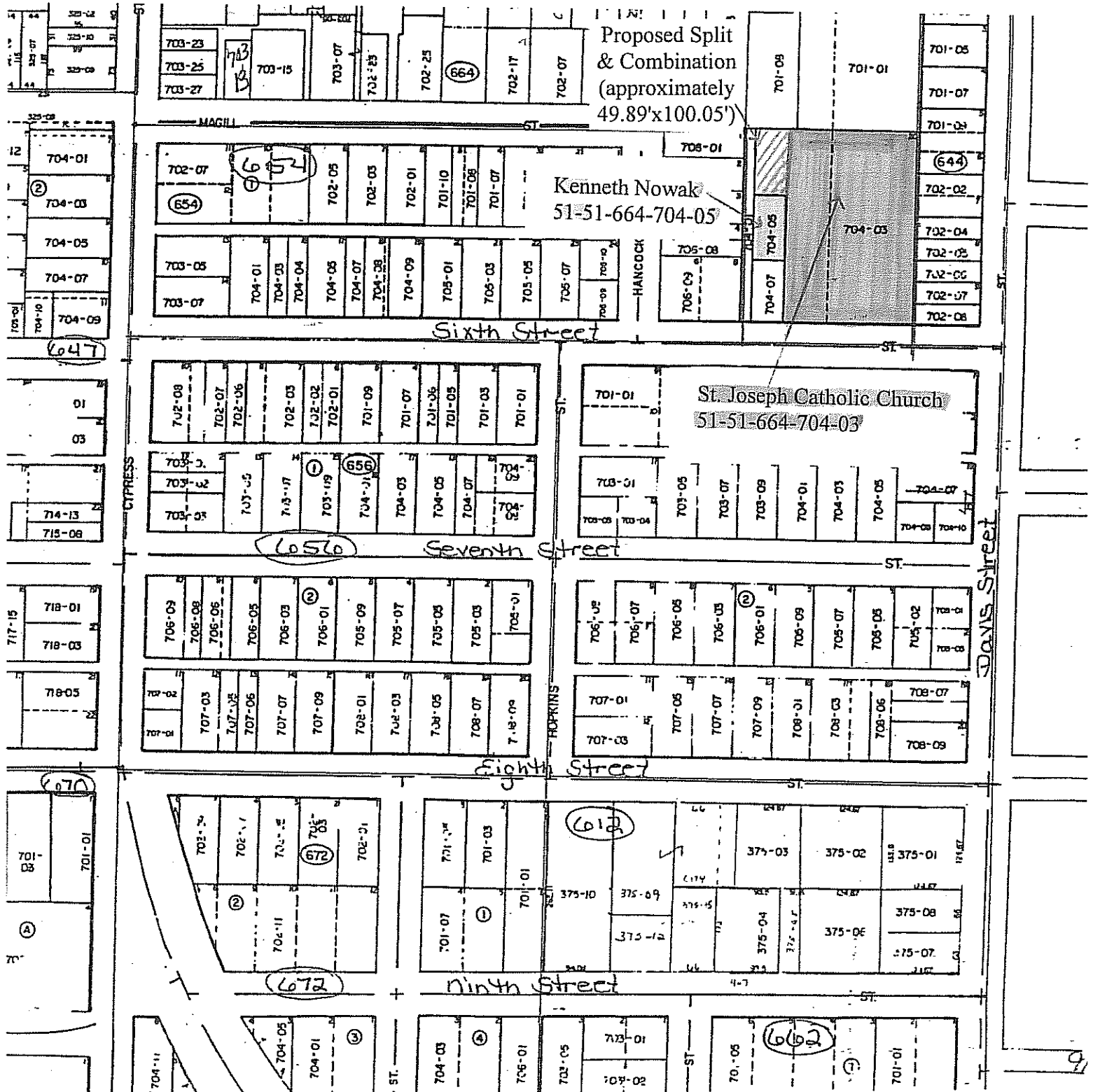
Request for a Parcel Split and Combination

Kenneth Nowak
51-51-664-704-05

St. Joseph Catholic Church
51-51-664-704-03


North

The request is to split approximately 49.89' x 100.05' from parcel 51-51-664-704-03 owned by St. Joseph Catholic Church. Then combine this with parcel 51-51-664-704-05 owned by Kenneth Nowak.



MEMO

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Director

DATE: May 29, 2003

RE: Site Plan Review - Harbor Village/Lakeview Condominiums

We have received a request from Harbor Village for Lakeview Condominiums #7 thru #11. The Planning Commission approved a plan for these buildings in February 2002. The proposed plan is a minor change to the plan submitted in 2002 and meets all of the requirements of the Zoning Ordinance.

Staff recommendation is to approve the request as presented.

JRR:djb

Receipt # 3196

*Application for
Site Plan Review & Land Use Permit*

Location of Project: Lakeview Condominium - Harbor Village at Manistee Beach

Parcel Code #: 51-51-267-050-00

Name & Address of Applicant: Cyndy Fuller, DSLT Inc., 100 Marina Drive,
Manistee, Michigan

Phone Numbers: Work (231) 723-0070 Home (231) 723-8058

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construct a 4-unit condominium building

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)

2. ALL FILL NEEDED FOR BUILDING #7 CAN BE OBTAINED ON SITE. OVERALL MASTER POND LAYOUT FOR POSSIBLE BORROW AREAS.

[illegible]

HATCH LEGEND
PROPOSED BITUMINOUS DRIVEWAY
PROPOSED CONCRETE

2
SHEETS

1000

Top Notch Auto, LLC
145 Harrison St.
PO Box 493
Manistee, Michigan 49660

May 27, 2003

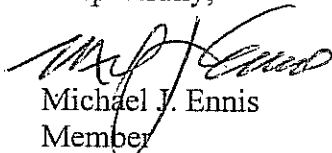
Roger Yoder, Chairman
City of Manistee Planning Commission
70 Maple Street
Manistee, Michigan 49660

Dear Mr. Yoder,

We are a new business, Top Notch Auto, LLC, operating at 145 Harrison Street. Per section 5002 of the City's Zoning Ordinance, we are a permitted use in the C-1 Commercial District.

We are requesting the approval of the Commission for displaying our vehicles for sale as an "...open air use..." on both lots 19 & 20 as required in section 5004.D.5.d.


Respectfully,



Michael J. Ennis
Member
Top Notch Auto, LLC

MEMO

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Director

DATE: May 30, 2003

RE: Top Notch Auto

We have received a request from Top Notch Auto LLC, 145 Harrison Street to allow an "open air use". The Planning Commission must determine if the "open air use" is appropriate for this area. Even if an "open air use" is granted the set-back requirements of the Zoning Ordinance must be maintained.

The Planning Commission will also need to determine if by "parking" vehicles for sale does the "hard surface" requirements of the ordinance need to be applied to this use?

JRR:djb

Receipt # 3208

**Application for
Site Plan Review & Land Use Permit**

146 Cleveland Street

Location of Project: CORNER 31st & TAYLOR & LINCOLN

Parcel Code #: ~~51-51-146-325-01 + Lot #19 51-51-146-725-19 +~~

(Lot #1 - 51-51-146-724-01)

Name & Address of Applicant: CAPITAL EQUIPMENT (KEN FOSTER)

2205 INNWOOD DR SE

KENTWOOD, MI 49508

Phone Numbers: Work 616-281-3346 Home 616-490-3346

Name & Address of Owner if different: BRIAN SEIFERLEIN

2221 OLD LAND WATERFORD, MI 48327

Phone Numbers: Work _____ Home _____

Brief description of work to be done: NEW CONSTRUCTION,

SITE WORK, CURB CUTS & PARK

WASH BUILDING

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to:

Jon Rose

Community Development Officer

City of Manistee

P.O. Box 358, 70 Maple Street

Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00

(PUD \$250.00)

SITE PLAN REVIEW

NAME: Capital Equipment for Brian Seiferlein
2205 Innwood Drive S.E.
Kentwood, MI 49508

PROPOSED USE: Car Wash
ZONING DISTRICT: C-4

PARCEL CODE: 51-51-146-724-01

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS

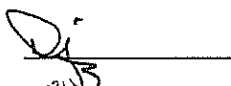
	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	2,500 sq. ft.	>2,500 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	>25 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0	25 ft	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	0	62 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	6 ft.	>6 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	40 ft.	no elevations provided	<input type="checkbox"/>	<input type="checkbox"/>
PARKING:			<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIGNAGE:	plan shows 1 pole, 1 ground mount, 2 entrance/exit signs signage plan will be required		<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER: Must have a buffer area of 10 feet from parcel boundary on which a dwelling or duplex is located OR obtain a variance from the Zoning Board of Appeals.

Variance granted by ZBA to allow increase in the driveway width regulation for a entrance/exit from 35 feet to 40 feet for a three lane driveway to US 31.

REVIEWED BY: 

APPROVED BY: 

DATE: 5/30/03

LINCOLN STREET (66' R.O.W.)

PROPOSED GROUND-MOUNT SIGN

PROPOSED RETENTION BASIN

H 89°50'44" E
R=60.00'

PROPOSED GRADE CONTOUR

12" PERFORATED PIPE
W/ FILTER CLOTH
61 FT @ 0.05%

12" PERFORATED PIPE
W/ FILTER CLOTH
115 FT @ 0.05%

10' TRACK

H 89°51'44" E
R=60.00'

PROPOSED 24" WASH
DRAIN GRADE
0.00%

PROP. 6" DIA. L.D. COVER CUM-M
BH = 607.00
E = 604.00

U.S. HIGHWAY 101
(66' R.O.W.)

REMOVE & REPLACE
SIDEWALK TO MEET
PROPOSED GRADES

TYPE M OPENING
60 FT

6" CONC DRIVEWAY
NON-REINFORCED

REMOVE SIDEWALK

REMOVE & REPLACE
SIDEWALK TO MEET
PROPOSED GRADES

PROPOSED ENTRANCE/EXIT SIGN
RIGHT TURN ONLY

INSTALL CURB & GUTTER
TO MATCH EXISTING

REMOVE PAVEMENT

EXISTING GRADE CONTOUR

PROPOSED POLE-MOUNT SIGN

REPLACE
GRADES

REMOVE & REPLACE
SIDEWALK TO MEET
PROPOSED GRADES

WIDENED 6" F&O
SHOULDER SURFACE
128 FT @ 1.0%

REMOVE & REPLACE
PAVEMENT

NORMAL CURB & GUTTER
TO MATCH EXISTING

REMOVE PAVEMENT